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(4)

BERKELEY CITIZEN SURVEY

PART ONE:

NEIGHBORHOOD HOUSING QUALITY AND POPULATION STABILITY

Study Conducted by:

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PART TWO:

SCHOOL QUALITY AND POPULATION STABILITY

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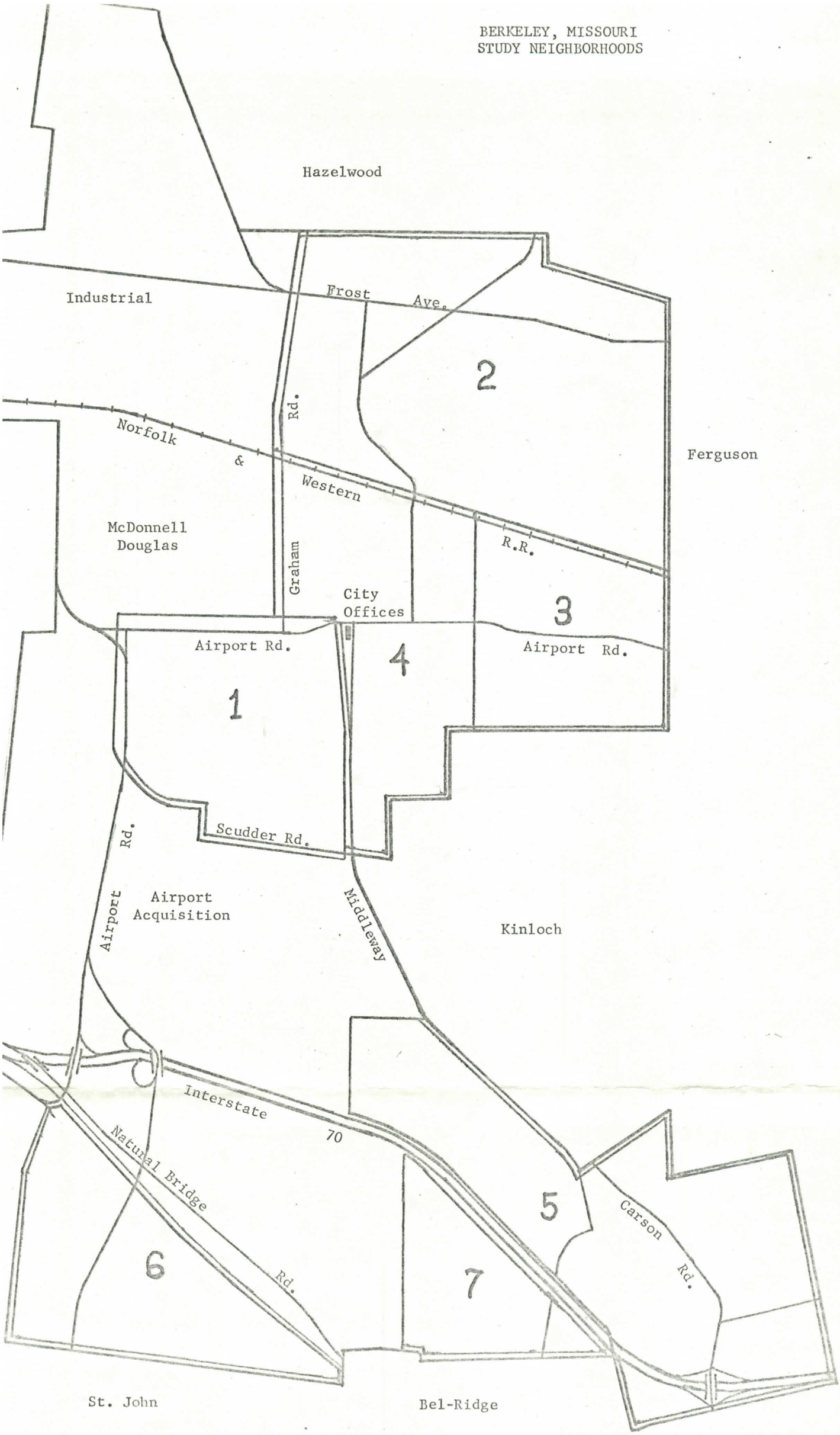
BERKELEY, MISSOURI
STUDY NEIGHBORHOODS
Hazelwood
Industrial
Frost Ave.
2
Rd.
Norfolk & Western R.R.
Ferguson
McDonnell Douglas
Graham
City Offices
3
Airport Rd.
Airport Rd.
4
1
Scudder Rd.
Rd.
Airport
Airport Acquisition
Middleway
Kinloch
Interstate 70
Natural Bridge Rd.
6
7
5
Carson Rd.
St. John
Bel-Ridge

PART ONE:

NEIGHBORHOOD HOUSING QUALITY AND POPULATION STABILITY

INTRODUCTION

This portion of our study represents an attempt to identify various factors which might have an influence on population stability within the city of Berkeley, Missouri. The City of Berkeley, population about 20,000,[1] is located adjacent to the St. Louis International Airport in North St. Louis County (see Plate 1). Recently, a substantial number of residences were eliminated as a result of expansion of airport facilities and the proposed Inner-Belt highway. . . . The airport expansion eliminated Doddlesdale, a particularly attractive subdivision consisting of houses ranging in value from $20,000 to $25,000 and inhabited by upper middle income families.[2] Another 200 acres of residences will be eliminated by the proposed Inner-Belt freeway which will pass directly through the City of Berkeley. In fact, this construction will result in a loss of about 300 single family houses and 20 multi-family units.

The central hypothesis of this portion of the study is: housing and neighborhood quality have a significant influence on the stability of a community's population. In this study, population stability is operationalized in terms of resident's self-perceived chances of remaining in Berkeley over the next 5 to 10 years. These self-perceived chances were broken down in the following manner: (1) more than a 50-50 chance of remaining in Berkeley, (2) about a 50-50 chance, and (3) less than a 50-50 chance.[3] Those people who expressed their chances of remaining in Berkeley as less than 50-50 also indicated they definitely intended to leave the City.

Population stability, as operationalized above, was chosen as the dependent variable because Berkeley officials expressed concern about what they perceived as an increasingly rapid turnover in the city's population. Their

AREA LOCATION

URBAN PLANNING GRANT PROJECT NO. P-110
THIS PLANNING GRANT PROJECT CONTRACTED THROUGH THE MISSOURI DEPARTMENT OF COMMUNITY AFFAIRS.
THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED.

PLATE I

concern appears to be well-founded in light of the survey results (see Table 1). Of those responding to the question concerning their chances of remaining in Berkeley, 39.5% said that their chances of remaining were less than 50-50--they had decided to move. Another 32% of those responding saw their chances of remaining in Berkeley over the next 5-10 years as about 50-50. Thus, drastic turnover in the population of Berkeley over the next few years appears almost inevitable since only 28% of those interviewed indicated they definitely will remain residents of the City.

TABLE 1

Do you see your chances of remaining in Berkeley over the next 5-10 years as?

High More than 50-50	Medium About 50-50	Low Less than 50-50
28.9% (22)	31.6% (24)	39.5% (30)

TABLE 1A

Do you see your chances of remaining in Berkeley over the next 5-10 years as?

North:

High More than 50-50	Medium About 50-50	Low Less than 50-50
34.1% (15)	22.7% (10)	43.2% (19)

South:

High More than 50-50	Medium About 50-50	Low Less than 50-50
21.9% (7)	43.8% (14)	34.4% (11)

The quality of housing and neighborhoods were chosen as the major independent variables. We felt (and city officials concurred), if it could be demonstrated people were leaving Berkeley because of the poor quality of housing and neighborhoods, the city would be justified in developing policies designed to ensure good quality in these two areas. The measurement of housing and neighborhood quality is not based on perceptions by Berkeley residents. Instead, housing

and neighborhood quality were measured using a Housing Quality Evaluation developed and implemented by Daniel Dubruiel and Raymond Hummert of the University of Missouri-St. Louis.[4] I have some reservations about the procedure used to evaluate structures, parcels, landscaping and neighborhoods in Berkeley. However, I have been assured, and thus feel reasonably safe in assuming, that the criteria used in the Housing Quality Evaluation were implemented to ensure that both observers were consistent in their evaluations.

Some years ago Berkeley was divided into seven identifiable neighborhoods in the Berkeley Comprehensive Plan compiled by the Leo A. Daly Company. The seven neighborhoods were determined by:

> man-made barriers such as Interstate Route 70, the proposed Inner-Best freeway, and the Norfolk and Western Railway tracks. Other factors determining the neighborhoods were economic and social characteristics.[5]

Although these economic and social characteristics were not specified in the Daly study, their breakdown of neighborhoods has been used in order to facilitate area identification by city officials.

The sample for the survey was drawn in the following manner. Each lot in each of the seven neighborhoods was numbered on a map of the city and the lots were then selected according to a table of random numbers. The house numbers of the lots were obtained by a windshield survey and the telephone numbers obtained by utilizing a reverse directory. This process proved to be rather time consuming and should be reviewed before being used in future studies of this kind.

We decided to do a telephone survey primarily because neither funds nor personnel were available to carry out in-depth face-to-face interviewing. Of the drawn sample, 41% had unlisted telephone numbers and were not included in the study. As Table 2 indicates, the interviewers were only able to reach 30% of the sample that was drawn. As a result, if a similar study is attempted

in another community, every effort should be made to do in-depth face-to-face interviews.

TABLE 2

	Frequency N	%
Responded to survey	80	29.7
Refused to answer questions	18	6.7
Unlisted; no number available	110	40.9
Changed number; new number outside Berkeley	16	5.9
Vacant listing	27	10.0
Respondent not a resident of Berkeley	3	1.1
Did not correspond with Housing Quality Data	15	5.6
Total Sample	269	

(See Appendix C for additional information about telephone survey respondents.)

This is an incredibly low response rate when one considers that a 50% to 80% rate is normal for telephone interviewing.[6] Although working with an N of 80 definitely places limits on any inferences that might be made, trends supporting the hypothesis were evident and will be described later.

The variables correlated with population stability (chances of remaining) included condition of the structure surveyed, condition of the parcel, condition of the particular lot's landscape, amount of trash on the lot, condition of driveways, condition of adjacent structures and parcels, condition of sidewalks, curbs and streets, and over-all condition of the block where the structure is located.[7] Variables were not measured over time. Thus our study involves cross-sectional measurement and description of the relations among the variables at a particular point in time. Although the findings are not conclusive, they do provide some evidence about the future of Berkeley.

One other limitation of the study should be identified and that is the low incidence of low-quality housing and surroundings within the City (see Tables 3 through 9). However, where low quality housing and surroundings do exist, support, though perhaps tenuous, for the original hypothesis is found.

TABLE 3
Condition of Structure

Good	Fair	Poor
86.3% (63)	11% (8)	2.7% (2)

TABLE 4
Condition of Parcel

Good	Fair	Poor
86.3% (63)	13.7% (10)	0

TABLE 5
Condition of Landscape

Good	Fair	Poor
84.9% (62)	13.7% (10)	1.4% (1)

TABLE 6
Condition of Adjacent Structure (left)

Good	Fair	Poor
82.8% (53)	12.5% (8)	4.7% (3)

TABLE 7
Condition of Adjacent Structure (right)

Good	Fair	Poor
74.2% (49)	18.2% (12)	7.6% (5)

TABLE 8
Trash on Parcel

A Lot	Some	None
1.4% (1)	4.1% (3)	84.5% (69)

TABLE 9
Condition of Street

Good	Fair	Poor
84.9% (62)	15.1% (11)	0

ANALYSIS OF THE DATA

The findings indicate that low quality housing and neighborhoods do contribute to population instability. Other factors undoubtedly affect a residents willingness to remain in Berkeley. One of these factors, the quality of schools in the municipality, is dealt with in another portion of the study. My task was to identify the extent to which housing and neighborhood quality correlated with population stability at a particular point in time.

With reference to the condition of the structures surveyed (see Table 10), it was found that the percentage of people leaving Berkeley (chances less than 50-50 of remaining) rose more sharply among those living in lower quality structures. Not only are a higher percentage of those in lower quality housing leaving, than those in higher quality, but they are leaving at a much more rapid rate.

If we merge the responses of those who are definitely leaving (over 50-50) with those who see their chances of leaving as probable (about 50-50), we find the following. First, the percent living in good housing who are planning to leave jumps from 32% to 68%. Second, those in lower quality housing planning to leave, increases even more, from 20% to 80%. Because people in lower quality housing are leaving at higher rates, housing quality does appear to play some part in a resident's decision to leave Berkeley.

TABLE 10

Condition of Structure	Chances of Remaining		
	Over 50-50	About 50-50	Less than 50-50
Good	32% (20)	32% (20)	36% (23)
Fair to poor	20% (2)	30% (3)	50% (5)

However, the percentage of people leaving does increase in both good

as well as fair to poor housing. This can be attributed to the fact that 40% of the sample indicated they were leaving and another 32% saw their chances of leaving as about 50-50. With such a high percentage of people leaving, it is not surprising to find this exodus occuring from all types of housing and neighborhoods.

Referring back again to Table 10, we see that the percentage leaving as compared to those staying rises much more sharply among those in fair to poor housing. Although this does not suggest a rigid causal relation between the variables, it might provide some grounds for expecting some population instability to accompany a decline in neighborhood housing quality. However, it should be stressed that housing was overwhelmingly rated "good" in the City of Berkeley. As a result, additional factors must be examined in order to explain the high degree of population turnover.

Support for the original hypothesis is also found when a number of other indicators of neighborhood quality (see Tables 11 through 15) are examined. The data gathered on the condition of the parcel exhibits the same tendency as the data on the condition of the structure (Table 11). Residents living on lower quality parcels are leaving at a substantially higher rate then those living on higher quality parcels. While the increase of those staying to those leaving who live on higher quality parcels is only 4%, among those in lower quality parcels and in lower quality structures, the increase is about 30%.

TABLE 11

Condition of Parcel	Chances of Remaining Over 50-50	About 50-50	Less than 50-50
Good	32% (20)	32% (20)	36% (23)
Fair to Poor	20% (2)	30% (3)	50% (5)

TABLE 12

Condition of Landscape on Parcel	Chances of Remaining: Over 50-50	About 50-50	Less than 50-50
Good	34% (21)	32% (20)	34% (21)
Fair to Poor	9% (17)	27% (3)	64% (7)

TABLE 13

Condition of Drives on Parcel	Chances of Remaining: Over 50-50	A out 50-50	Less than 50-50
Good	30% (19)	35% (22)	35% (22)
Fair to Poor	33% (3)	11% (1)	56% (5)

TABLE 14

Condition of Street	Chances of Remaining: Over 50-50	About 50-50	Less than 50-50
Good	30.6% (19)	35.5% (22)	33.9% (21)
Fair to Poor	27.3% (3)	9.1% (1)	63.6% (7)

TABLE 15

Condition of Curbs	Chances of Remaining: Over 50-50	About 50-50	Less than 50-50
Good	34.6% (18)	30.8% (16)	34.6% (18)
Fair to Poor	25% (1)	50% (2)	25% (1)
No curbs	18.8% (3)	25% (4)	56.3% (9)

Turning to Table 12, we find that there is no change in the percentage of people staying and leaving where landscaping was judged as good. However, in the cells representing lower quality landscaping, we find an increase of 55% from those staying to those leaving the City of Berkeley. People residing on parcels with lower quality landscaping are leaving at a higher rate than those with higher quality landscaping.

The data on the conditions of the drives on the parcels (Table 13) lends additional support to the original hypothesis. Although only 5% more of those with good driveways are leaving than are staying, 23% more of those

with lower quality drives are leaving than are staying.

Some of the most solid support for the hypothesis is found in the data on the condition of the streets (Table 14). Only about 27% of those residing on fair to poor streets plan to remain in Berkeley--and 64% of those residing on fair to poor streets are leaving, while 31% of those on good streets are remaining--only 34% of those on good streets are leaving. Street condition, if the trend were to hold as the N increased, appears to be related to the rapid turnover of population in the City of Berkeley.

In Table 15, we find that although the condition of the curbs on a particular block does not seem to influence peoples' chances of remaining, the absence of any curb at all appears to have some influence on population stability.

Some of the other characteristics of neighborhoods in Berkeley which were examined, include the condition of landscaping on an entire block, the amount of trash on a block, the condition of sidewalks on a block, and the overall condition of the block. Unfortunately, these factors appear unrelated to population turnover (see Tables 16 through 19). We found that those who reside in good neighborhoods (as described by the indicators utilized here) are leaving at about an equal rate as those in lower quality neighborhoods. This finding suggests that other variables may be having a significant influence on population turnover.

One other characteristic of neighborhood quality we thought would have been significantly related to population stability had to do with the condition of the structures adjacent to the structure chosen in the sample. It was felt that residents of a particular structure would be more likely to leave if the structures immediately adjacent to their own were of low quality. The data does not indicate this to be the case (see Tables 20 and

21). The inverse appears to be the case and no attempt will be made to explain this particular phenomenon. Perhaps if the condition of the sample structure were controlled for in the analysis the data might support our hypothesis. In this case we assume that a resident is unlikely to be concerned about the condition of his neighbors house if the condition of his own home is less than good.

TABLE 16

Condition of Block Landscape	Chances of Remaining Over 50-50	About 50-50	Less than 50-50
Good	27.9% (17)	34.4% (21)	37.7% (23)
Fair to Poor	36.4% (4)	18.2% (2)	45.5% (5)

TABLE 17

Trash in Block	Chances of Remaining Over 50-50	About 50-50	Less than 50-50
Visible trash	21% (3)	35% (5)	43% (6)
No trash	32% (19)	31% (18)	37% (22)

TABLE 18

Condition of Block	Chances of Remaining Over 50-50	About 50-50	Less than 50-50
Good	25% (13)	38.5% (20)	36.5% (19)
Fair to Poor	42.4% (9)	15.8% (3)	42.4% (9)

TABLE 19

Condition of Sidewalks	Chances of Remaining Over 50-50	About 50-50	Less than 50-50
Good	26.7% (4)	33.3% (5)	40% (6)
No sidewalks	32.1% (18)	32.1% (18)	35.7% (20)

TABLE 20

Condition of Adjacent Structures (Right)	Chances of Remaining Over 50-50	About 50-50	Less than 50-50
Good	26.5% (13)	34.7% (17)	38.8% (19)
Fair to Poor	47% (8)	17.7% (3)	35.3% (6)

TABLE 21

Condition of Adjacent Structure (Left)	Chances of Remaining Over 50-50	About 50-50	Less than 50-50
Good	28.3% (15)	32.1% (17)	39.6% (21)
Fair to Poor	45.4% (5)	27.3% (3)	27.3% (3)

CONCLUDING COMMENTS

A brief discussion of some shortcomings of this portion of our study of Berkeley is probably appropriate. The study did not establish any time-order relationships. There were no measurements of changes in the values of the indicators over time. The measurements were static (taken at one point in time) and, therefore, no attempt will be made to establish causal linkages among the variables included in the study. Some trends and relationships were definitely identified. However, further study over time appears necessary before any definite conclusions can be drawn. Another serious shortcoming had to do with the very low response rate to the telephone survey.

In general, we can conclude the following from our preliminary study. People are leaving Berkeley at a very high rate. Our variables cannot explain this rate of turnover. However, there does appear to be a tendency for people living in lower quality neighborhoods and housing to leave at higher rates. But people are also leaving good housing and neighborhoods at a high rate. Our analysis suggests that housing and neighborhood quality are only partially responsible for the likely high rate of population turnover in Berkeley in the next 5-10 years.

Although policy actions designed to prevent housing and neighborhood deterioration might slow down the rate of population turnover they will not alleviate the problem completely. Other factors of concern to residents will have to be examined in order to explain the likely future high rate of

population turnover in Berkeley, Missouri.

However, given the likelihood of continued population turnover, it is important that Berkeley city officials continue to enact policies that will maintain as well as improve physical facilities (housing, neighborhoods, parks, etc.), thereby preventing their deterioration. Along with this, the city should also monitor quite closely the population changes which are taking place and use this information in making policy decisions designed to control overcrowding and so on. In this regard, Tables 22 through 27 are informative, since they indicate overwhelming citizen support both for policies recently enacted by the city council and for additional ones to achieve these goals.

TABLE 22

Concerned about for-sale signs going up?

Highly Concerned	Somewhat Concerned	Not at all Concerned
23%	40%	37%

TABLE 23

Aware of recent ordinances?

Yes	No
77%	23%

TABLE 24

Was this action (ordinances) in your best interests?

Yes	No
73%	27%

TABLE 25

City government should/should not become involved in attempts to prevent run-down neighborhoods?

Should	Should not
98%	2%

TABLE 26

City Government action necessary/not necessary to prevent overcrowding?

Action necessary	Action not necessary
86%	14%

TABLE 27

City government action necessary/not necessary to prevent physical deterioration?

Action necessary	Action not necessary
80%	20%

FOOTNOTES (PART ONE)

1. U.S. Census Report, 1970.

2. Comprehensive Plan for Berkeley, Missouri, Leo A. Daly Company, December 1969, pp. 139-140.

3. See question #13 of attached telephone survey (Appendix A).

4. See sample Housing Quality Survey (Appendix B)

5. Comprehensive Plan, p. 139. See also Plate 11 for illustration.

6. Conducting Political Research, E. Terrence Jones, Harper & Row, New York, 1971, p. 71.

7. See Housing Quality Survey: Evaluation Form (Appendix B).

8. The classification "fair to poor" is utilized because the N furnished by the classification "poor" was much too small in most cases for any meaningful or reasonable analysis. Therefore, "fair" and "poor" have been collapsed to represent lower quality housing, i.e., less than good.

PART TWO

SCHOOL QUALITY AND POPULATION STABILITY

INTRODUCTION

This project was initiated as an attempt to measure the population stability of neighborhoods in a medium-sized suburban municipality (Berkeley, Missouri) and determine what kinds of factors affect this stability. Population stability was operationalized as the residents' self-perceived chances of remaining in the community over the next five to ten years. This portion of the project investigates the effect of residents' perceptions of the quality of Berkeley schools on population stability. Specifically, the hypothesis advanced is: the residents' committment to remaining in Berkeley varied directly with their perceptions of the quality of schools.* An attempt was also made to determine whether the degree of involvement in the schools and/or socioeconomic status has any effect on these perceptions. Thus, the hypothesis has two steps: population stability varies with perceptions of schools which vary with involvement in schools and/or socioeconomic status.

Several points need to be made about this hypothesis. First of all, population stability was selected as the dependent variable because city officials in Berkeley expressed concern about an increase in for-sale signs and wished to establish some measure of this variable. The quality of schools was chosen as the independent variable (or mediating variable) since this is one tie all residents with children have to the community. This variable was further narrowed to perceptions of school quality since, regardless of how inaccurate these perceptions are in comparison to a

*It should be made clear that this is not felt to be the only, or even primary, factor effecting neighborhodd stability. The other portion of this project deals with another variable (housing quality) which may be eqully or more important.

standardized evaluation, it is on these perceptions that residents will be basing their decisions about whether or not they want their children attending the schools. Thus, the study sidesteps the somewhat treacherous task of measuring school quality per se.

The perception of school quality was operationalized in four ways: the residents' comparison of Berkeley schools to other schools in St. Louis County (better, the same, not as good); the residents' perceptions of changes in the schools over the last three years (better, the same, worse); whether the residents' were satisfied or dissatisfied with having their children attend Berkeley High School now; and whether they would be satisfied or dissatisfied with having their pre-high school age children attend Berkeley High School in the future. Population stability has already been defined as the self-perceived chances of the residents remaining in Berkeley over the next five to ten years (specifically as more than 50-50, about 50-50, or less than 50-50). Involvement in the schools was operationalized as: number of school age children; which school was attended (high only, pre-high only, or both); whether or not the children belonged to any school organizations; and the parents involvement in and assessment of the PTA. Finally, socioeconomic status was measured simply as occupation of the head of the household. This completes the description of the variables and how they were operationalized.

The design for the study was a cross-sectional measure of the variables with no attempt to measure them over time. A telephone survey of a random sample of residents was used to solicit information on the variables. The sample was drawn from all land plots in Berkeley. Addresses of the plots were obtained by driving through the city and checking a map with the sample marked on it against house numbers. Telephone numbers were obtained from

a reverse directory. This process was extremely time consuming and needs to be streamlined for any future study. The original sample of land plots totalled 269. But vacant lots, empty houses, unlisted numbers, and refusals over the phone cut this down to an N or total surveyed of eighty persons. This number represents all households with listed numbers which were willing to answer the questionnaire. (This is a surprisingly low return of 33 per cent, compared to a normal return of from 50 to 80 per cent for telephone surveys.)[1] The limitations imposed by an N of this size will recurrently affect later conclusions.

ANALYSIS OF THE DATA

The results of the survey indicate population stability is low and that negative perceptions of schools do contribute to this instability. However, the perceptions of schools are overwhelmingly positive and therefore this factor alone cannot account for the instability found. There must be additional factors affecting the dependent variable since large proportions of even those residents rating schools very highly are planning to leave Berkeley. The results also indicate that several of the involvement factors and occupation are related to perceptions. These conclusions will be substantiated in three steps: an analysis of the frequency distributions of the variables; an analysis of the bivariate relationships supporting the two-step hypothesis; and a discussion of some qualifying factors.

Low population stability is indicated by the fact that 39.5 per cent of the respondents rated their chances of remaining in Berkeley as less than 50-50 (see Table 1). This definitely substantiates city officials' fears. However, the ratings of schools were overwhelmingly positive on all four indicators (see Tables 2-5). In comparing Berkeley schools to other county

[1] E. T. Jones, Conducting Political Research, (New York; Harper & Row, 1971), p. 71.

schools 54 per cent of the respondents rated the Berkeley schools as "better". It seems unlikely that this group of people would leave Berkeley in search of better schools. Even more positive results were obtained from the other indicators. In each about three-fourths of the respondents rated schools as highly as possible.

TABLE 1

Chances of remaining in Berkeley in next five to ten years.

More than 50-50	About 50-50	Less than 50-50
28.9% (22)	31.6% (24)	39.5% (30)

TABLE 2

In comparison to other schools in St. Louis County would you say Berkeley schools are:

Better	The Same	Not as Good
55.2% (16)	41.4% (12)	3.4% (1)

TABLE 3

Do you think Berkeley's schools (over the last three years) have been getting better or worse?

Better	The Same	Worse
72% (18)	16% (4)	12% (3)

TABLE 4

Thinking ahead to when your children are in high school would you be satisfied or dissatisfied to have them attend Berkeley High?

Satisfied	Dissatisfied
70% (14)	30% (6)

TABLE 5

Are you satisfied or dissatisfied having your children attend Berkeley High?

Satisfied	Dissatisfied
86.4% (19)	13.6% (3)

At this point one should become suspicious of the ability of the small negative evaluation of schools to cause such a high degree of neighborhood instability. This is not to say that perceptions of school quality have no effect on stability; later analysis of various bi-variate relationships will deal with that question. So far we can only conclude that the independent variable cannot be explaining all of the variation in the dependent variable.

The contingency tables correlating population stability with perceptions indeed indicate some support for the second step of this study's hypothesis (see Tables 6-10).* Since such a small number of respondents rated schools in Berkeley as worse than other county schools (actually only one out of the entire survey) the conclusions to be drawn from this variable are somewhat limited. However there is a significant difference (in terms of effect on committment to the community) even between those rating Berkeley schools as "better" and those rating them "about the same". Half of the latter class indicated less than a 50-50 chance of remaining in Berkeley while only one-fourth of the former rated their chances so low. Similarly, 66.7 per cent of those who felt Berkeley schools were getting worse indicated a low chance of remaining in the city; while 44.4 per cent of those who perceived schools as improving indicated a low level of committment. Even wider differences were discovered between those satisfied and those dissatisfied (both now and in the future) with Berkeley High School. In short, the evidence indicates that perceptions of schools are related to population stability. However, it is vital to note that many respondents who rated the schools highly still did not intend to stay in Berkeley; they simply are leaving at a lower rate than those who view schools negatively.

*It should be made clear that due to the low number of respondents with school age children the N of these tables is unsatisfactorily low. Because of this all following conclusions are presented with caution if not reluctance.

TABLE 6

Comparison of Berkeley schools to other schools by chances of remaining in Berkeley in the next five to ten years.

	Chances of remaining		
Compare	More than 50-50	About 50-50	Less than 50-50
Better	37.5% (6)	37.5% (6)	25.0% (4)
Same	0	50% (6)	50% (6)

TABLE 7

Perceived change in Berkeley schools by chances of remaining.

	Chances of remaining		
Change	More than 50-50	About 50-50	Less than 50-50
Better	27.8% (5)	27.8% (5)	44.4% (8)
Same	25% (1)	75% (3)	0
Worse	0	33.3% (1)	66.7% (2)

TABLE 8

Satisfaction with Berkeley High looking ahead by chances of remaining.

	Chances of remaining		
Ahead	More than 50-50	About 50-50	Less than 50-50
Satisfied	35.7% (5)	50% (7)	14.3% (2)
Dissatisfied	0	0	100% (5)

TABLE 9

Satisfaction with Berkeley High now by chances of remaining.

	Chances of remaining		
Now	More than 50-50	About 50-50	Less than 50-50
Satisfied	21.1% (4)	52.6% (10)	26.3% (5)
Dissatisfied	0	0	100% (3)

The next step is to evaluate the first link in our hypothesis; that of involvement and socioeconomic status to perceptions. Unfortunately the first indicator, number of school age children, had to be discarded in the analysis since people without school children refused to evaluate the schools.

(The expected relationship would have emerged between those with and those without school children; not between those with various numbers of children.) Some relationship did emerge between which school children were enrolled in and parents' perceptions of schools. Briefly, a larger percentage of those parents with only high school children perceived schools as getting worse than those parents with only pre-high school children (with parents of both age children falling in the middle). This indicates that the negative evaluation which does exist is centered around the high school more than the elementary schools. However, the evaluation of the high school was still largely positive (half of the parents rated it as improving and only 12.5 per cent felt it was getting worse.)

Substantiating relationships were found between the other four indicators of involvement and perceptions of school quality. Parents who have children in school organizations, attend PTA meetings, and rate the PTA as active are more positive toward schools than parents with the opposite attributes. This finding points towward an intervention strategy. But only if city officials are interested in boosting parents' perceptions of their schools' quality.

It was also noted that semi-skilled and skilled workers tended to rate schools more positively than other occupations. This may be a function of a lower concern for quality education by people in this social racket. The evidence is too slight here to be conclusive, but this may indicate that a city like Berkeley (with a large portion of working and lower middle class people--52.8 percent) can operate a school system with more leeway than a city with a higher percentage of professionals. School quality in lower class cities may not be as critical a factor for population stability as it is in higher class cities.

CONCLUDING COMMENTS

Several things should be kept in mind in interpreting the implications of this data. Most importantly qualifications need to be added to the highly positive evaluation of schools that was found. It is not wise to assume that these perceptions are adding greatly to the stability of Berkeley. Several factors lead to this qualification: almost half of the respondents had no school age children; one-fourth of those with school age children had children in high school only (soon they will have no school children); and another twenty per cent of those respondents with school children had their children enrolled in private schools. Therefore, a large portion of Berkeley residents have, or soon will have, no direct concern for public schools. This may prove disadvantageous for the city in several ways. First of all, the large portion of residents without school children are mostly people whose children have just left home. This is a common time for people to move in search of a smaller house or apartment (as many respondents indicated a desire to do). Secondly, this group of people may make it difficult to raise taxes to properly fund schools in the future. Finally, while this lowered concern for schools may permit officials more leeway it simulataneously deprives them of a tool for holding on to residents. This study demonstrates that perceptions of schools can influence population stability, and, that by fostering positive perceptions school officials could hope to increase committment to the community. This action would not be extremely effective in Berkeley though (unless it can be shown that the relationship of perceptions to stability holds for people with no children also).

In short, the positive evaluation Berkeley residents have of their schools is an asset to the city in that a lower evaluation would produce a

lower level of population stability. However, the high numbers of people without children in Berkeley schools is on the whole a detriment for the reasons listed above. Finally, the city should be aware that despite the high evaluation of schools an alarming umber of people are intending to leave Berkeley in the near future. Officials should attempt to analyze the cause of this lack of committment and develop appropriate intervention strategies.

APPENDIX A

CITIZEN SURVEY INSTRUMENT

Hello, may name is _____ _____ and I am a student at the University of Missouri here in st. Louis. I'm doing some research for a class and I wonde if you would take a few minutes and answer a few questions for me about Berkeley?

1. What was the major reason for your moving to Berkeley?

_____

_____

_____

2. How long have you been living at your present address?_____

3. Are you buying your home or are you renting? Buying_____ renting_____

3. Before moving to your present address where did you live?_____

Was it a house or apartment?_____

4. What is the present occupation of the head of the household?_____

Where is he-she employed?_____

5. Are there other adults in the household who are presently employed?

Yes_____ NO_____

If yes, what do they do and where are they employed?

_____

_____

6. Do you have any children? Yes_____ No_____

If yes, how many?_____

What are their ages? ___ ___ ___ ___ ___ ___ ___ ___ ___ ___ ___

What schools do the school age children attend?

_____

_____

7. Do any of your children belong to any school organizations such as clubs, varsity sports, student government or school band? Yes_____ No_____

8. Do you feel that the PTA (elementary, then high school) is:

Elementary: very active____ somewhat active____ not at all active____
High School: very active____ somewhat active____ not at all active____

Are you able to find opportunities to attend PTA meetings regularly or do you find you don't have time?

Yes____ No time____

9. Do you plan to send your children to college or to junior college?

Yes_____ No_____

10. In comparison to other schools in St. Louis County would you say that Berkeley schools are:

Better _____ About the same _____ Not as good ____

11. As far as you can tell from your childrens experience, do you think Berkeley's schools over the last 3 years have been getting better or worse?

Better _____ Worse _____

12. Thinking ahead to when your children are in high school, would you be satisfied or dissatisfied to have them attend Berkeley High School?

Satisfied _____ Dissatisfied _____

Are you satisfied having your high school age children attend Berkeley High School?

Satisfied _____ Dissatisfied _____

13. Do you see your chances of remaining in Berkeley say in the next 5-10 years as:

More than 50-50 _____ About 50-50 _____ Less than 50-50_____

If less than 50-50, would you give any particular reason for not remaining in Berkeley?

_____

_____

_____

14. In deciding where to live which do you think is the most important?

Schools_____or convenience to work_____

Schools_____or police protection_____

Schools_____or good housing_____

15. If you saw for-sale signs going up in your residential area would you become

Highly concerned_____

Somewhat concerned_____

Not at all concerned_____ about property values?

16. Are you aware that the Berkeley City Council has recently passed ordinances regulating the activities of real estate brokers in the city of Berkeley or didn't you happen to hear about these actions?

Aware_____ Not aware_____

If yes: Do you feel that their action was in your best interest?

Yes_____ No_____

17. As a resident of the city of Berkeley would you say that the city government should or should not become involved in attempts to prevent run-down neighborhoods?

Should_____ Should not_____

If no: Why shouldn't they? Whose responsibility should this be?

_____

_____

_____

If yes:

1. Do you feel they should take action to prevent overcrowding of residences or don't you think action in this area is necessary?

   Action necessary_____ Action not necessary_____

2. Do you feel they should take action to prevent physical deterioration, such as instituting building inspections when a residence is sold or don't you think action in this area is necessary?

   Action necessary_____ Action not necessary_____

I'd like to thank you for your time and cooperation in completing this interview.

APPENDIX B

HOUSING QUALITY SURVEY: CITY OF BERKELEY

EVALUATION FORM

I. DWELLING UNIT STRUCTURE AND PARCEL

1. Structure of Dwelling Unit
   a. Frame
   b. Masonary

2. Overall Condition of Structure Exterior
   a. Good: No visible defects.
   b. Fair: Defects correctable through normal maintenance (needs paint, minor repairs to trim, siding, roof).
   c. Poor: Extensive repair required to correct (broken siding, roofing loose, needs paint, porch, steps need repair, doors, windows broken or cracked).

3. Overall Parcel Condition
   a. Good: No visible defects.
   b. Fair: Defects correctable through normal maintenance. (out buildings, garages, fences need repair/paint, vehicles parked in yards).
   c. Poor: Extensive maintenance/repair required to correct (broken-down buildings, fences, junked or abandoned vehicles in yard).

4. Overall Landscaping Condition
   a. Good: No visible defects.
   b. Fair: Defects correctable through normal maintenance. (some bare spots in lawns, minor erosion, shrubs, trees, lawn needs trimming, little or no masking across front foundation, weeds).
   c. Poor: Extensive maintenance/repair required to correct (extensive erosion, bare spots in lawn, extensive weeds, lack of masking across front foundation, trees and shrubs, if present need trimming).

5. Trash on Parcel
   a. Very much
   b. Some
   c. None

6. Condition of Drives/Walkways
   a. Good: No visible defects
   b. Fair: Some cracking, breaking, holes, ruts.
   c. Poor: Extensive cracking, holes, ruts, needs replacement

7. Age of Dwelling Unit (estimate)

8. Race (if can determine)

9. Lot Size (based on zoning regulations, City of Berkeley)
   a. Small: 50 ft or less width
   b. Medium: 60 ft. width
   c. Large: 75 ft width or greater

II. ADJACENT STRUCTURES AND PARCELS

1. Condition of Structures
   Right a. Good
   b. Fair
   c. Poor
   (see item I-2)
   Left a. Good
   b. Fair
   c. Poor

2. Condition of Parcels
   Right a. Good
   b. Fair
   c. Poor
   (see item I-3)
   Left a. Good
   b. Fair
   c. Poor

3. Lot Sizes (based on zoning regulations, City of Berkeley)
   Right a. Good
   b. Fair
   c. Poor
   (see item I-8)
   Left a. Good
   b. Fair
   c. Poor

4. Age of Structures
   Right (estimate)
   Left (estimate)

III. BLOCK FACE MICRO-NEIGHBORHOOD

1. Percentage of Blockface Use
   a. Residential
   b. Commerical
   c. Industrial
   d. Mixed

2. Trash on Block
   a. Very much
   b. Some
   c. None

3. Condition of Sidewalks
   a. Good: No visible defects
   b. Fair: Some cracking holes, unevenness
   c. Poor: Considerable cracking, holes, much unevenness
   c. None

4. Condition of Street
   a. Good: No visible defects
   b. Fair: Some holes, ruts, cracking, bumps
   c. Poor: Considerable holes, ruts, cracking, bumps, bad surface

5. Street Pattern
   a. Grid
   b. Irregular
   c. Cul de Sac

6. Condition of Curbs
   a. Good: No visible defects
   b. Fair: Some cracking, breaking, sinkage
   c. Poor: Considerable cracking, breaking, sinkage
   d. None

7. Amount of Commercial Traffic
   a. Very much
   b. Some
   c. Little or none

8. Size of Lots (based on zoning regulations, City of Berkeley)
   a. Small
   b. Medium (see item I-8)
   c. Large
   d. Mixed

9. Overall Block Condition
   a. Good: No incidences of fair/poor structures or parcels.
   b. Fair: Some incidences of fair, one or two poor structures or parcels, fair to poor curbs and streets, trash.
   c. Poor: Many incidences of fair to poor structures/parcels, fair, poor or no curbs, erosion, ditches, trash.

10. Average Age of Block Units (estimated)

APPENDIX C

ADDITIONAL INFORMATION ABOUT TELEPHONE SURVEY RESPONDENTS

1. What was the major reason for your moving to Berkeley?

'Found house'	'Liked area'	Schools	Escape City	Other
44.1%	8.8	1.5	14.7	30.9

2. How long have you lived at your present address?

1-2 Years	3-5 Years	6-10 Years	11-20 Years	over 20 Years
2.5%	13.9	17.7	51.9	13.9

Buying	Renting
94.9%	5.1

3. Before moving to your present address where did you live?

City	County	Other
37.8%	47.3	14.9

4. What is the present occupation of the head of the household?

Professional	Self-employed	Clerical/Sales	Skilled
5.6%	6.9	15.3	25

Semi-skilled	Service	Unskilled	Retired	Unemployed
27.8	5.6	1.4	8.3	4.2

Where is he/she employed?

City	County	MacDoug.
32.8%	42.6	21.3

5. Are there any other adults in the household who are presently employed?

Yes	No
44.0%	56.0

Where are they employed?

City	County
21.9%	78.1

6. Do you have any children? (of school age or pre-school age)

1-2	3-4	5-6	over 6	no school age child
28.2%	19.2	2.6	1.3	48.7

What school do they attend?

High	Pre-High	Both	Private
25.0%	22.5	35.0	17.5